

# Dublin Fallon 580 Project

Community Meeting  
March 27 and 28, 2024



# Meeting Agenda

Wednesday March 27	Thursday March 28	
7:00 – 7:05	6:00 – 6:05	Arrival and Introductions
7:05 - 7:10	6:05 - 6:10	Overview of the City's Development Application Review Process
7:10 – 7:25	6:10 – 6:25	Project Overview
7:25	6:25	Questions & Answers
By 8:00	By 7:00	Thank you and Good Evening



# Development Review Process

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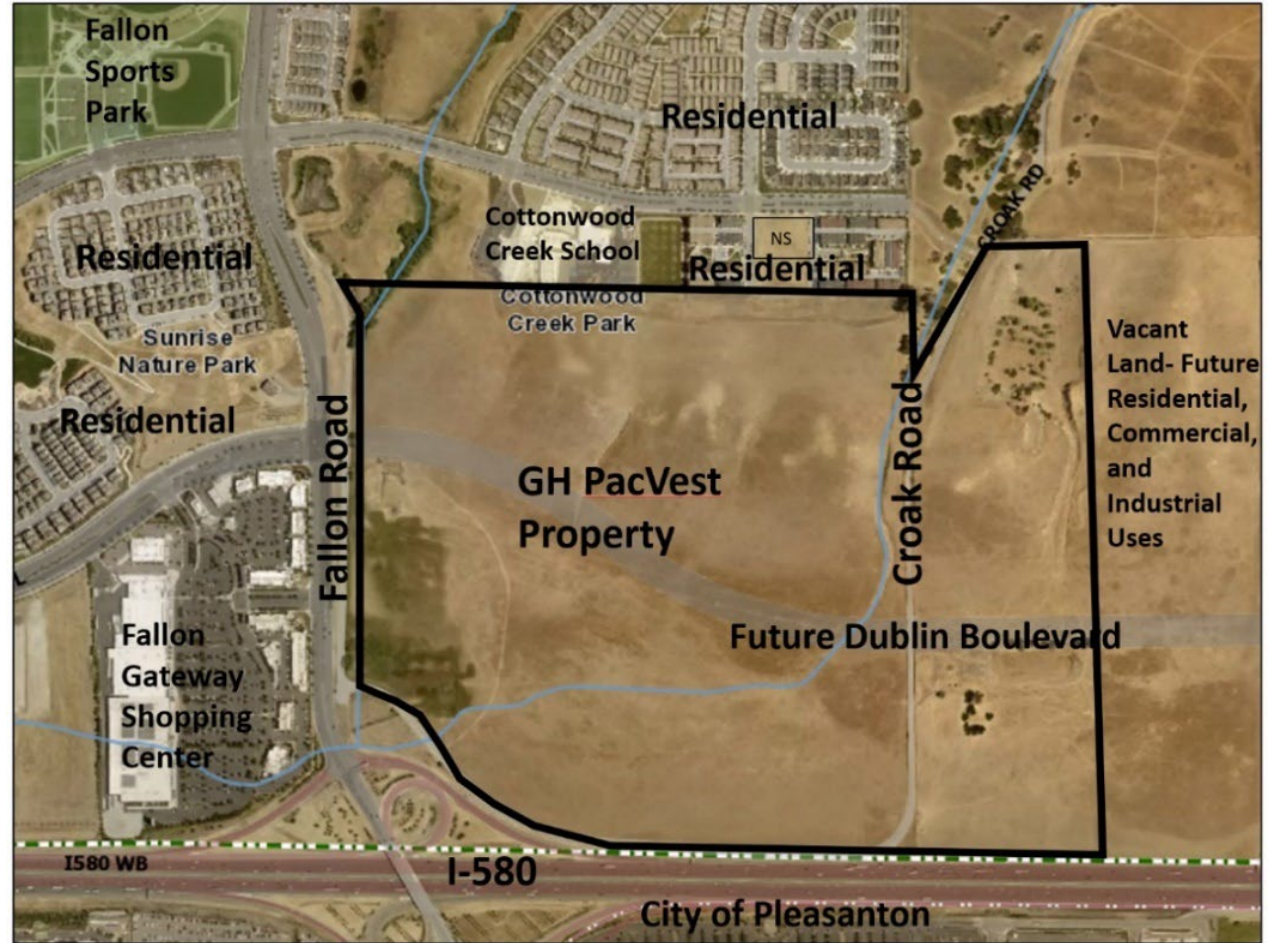
- GH PacVest, LLC (Applicant)
- Application Submittal / Review
  - General Plan and Eastern Dublin Specific Plan Amendment (EDSP)
  - Planned Development Rezone
  - Vesting Tentative Maps
  - Development Agreement
- Application is ultimately acted on by City Council (Planning Commission recommendation)



# Project Location

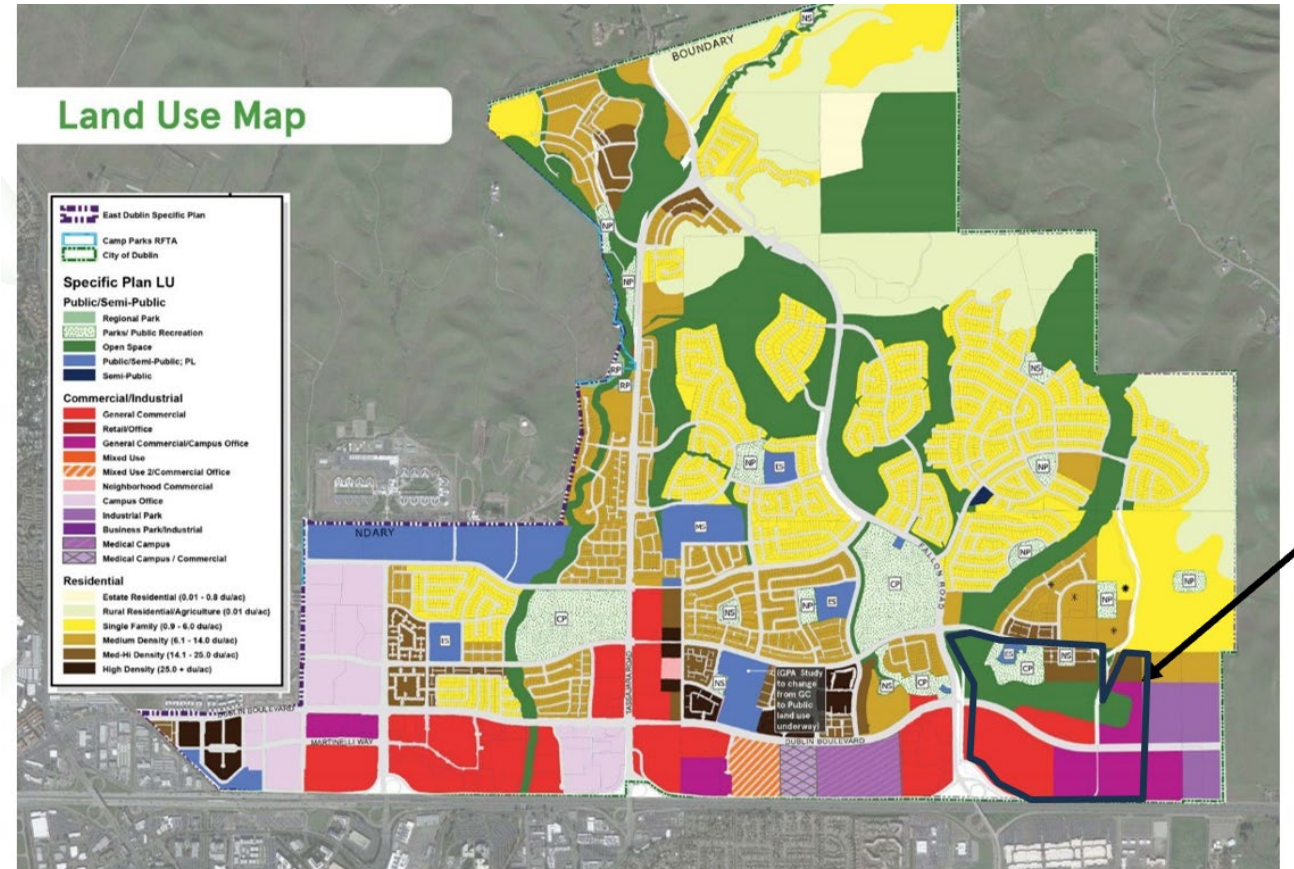


**Vicinity Map**



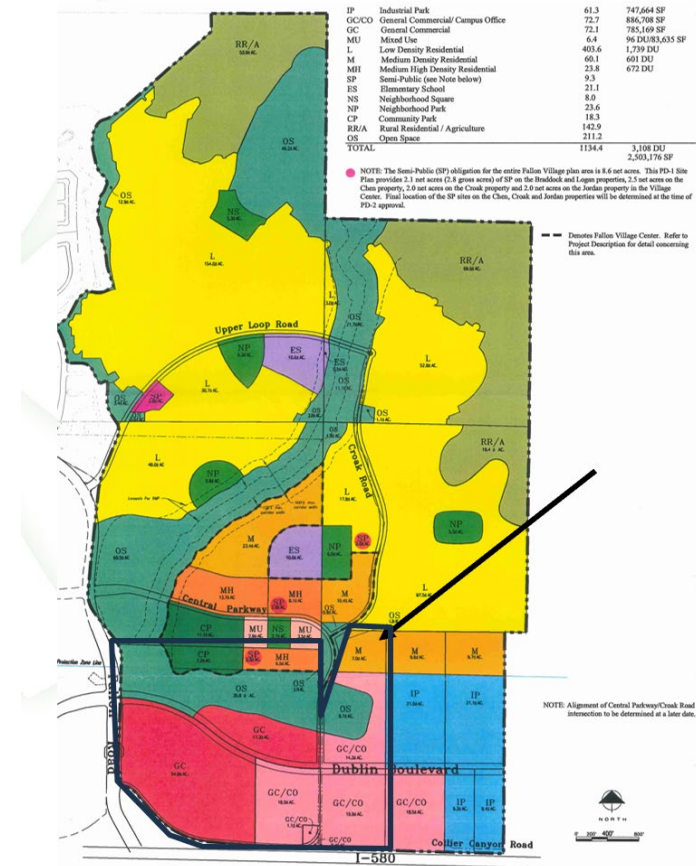
# Background

- 1994 - City Council adopted subsequently amended Eastern Dublin Specific Plan (EDSP).
- Comprehensive land use program for the 3,300+ acre planning area.

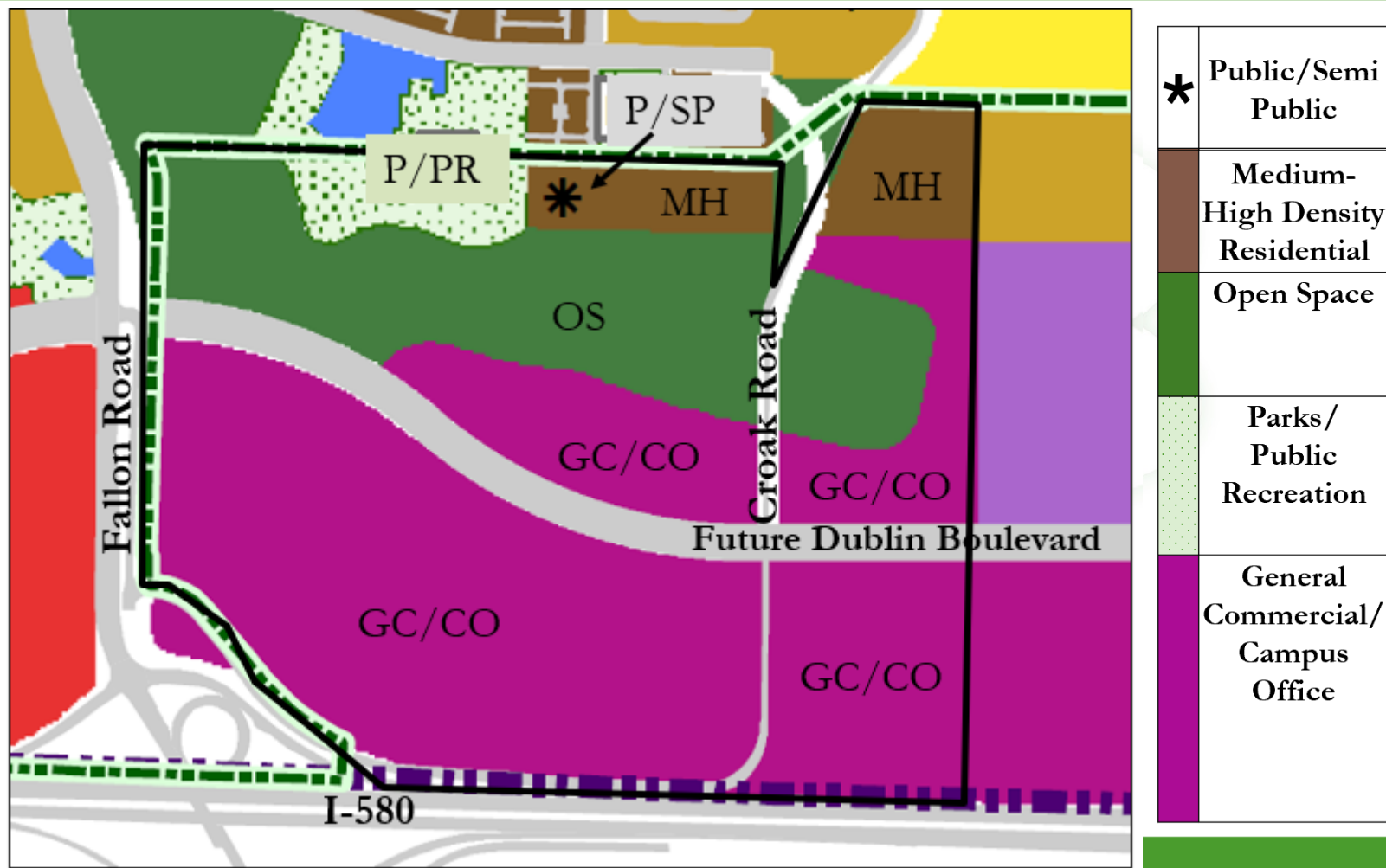


# Background Cont.

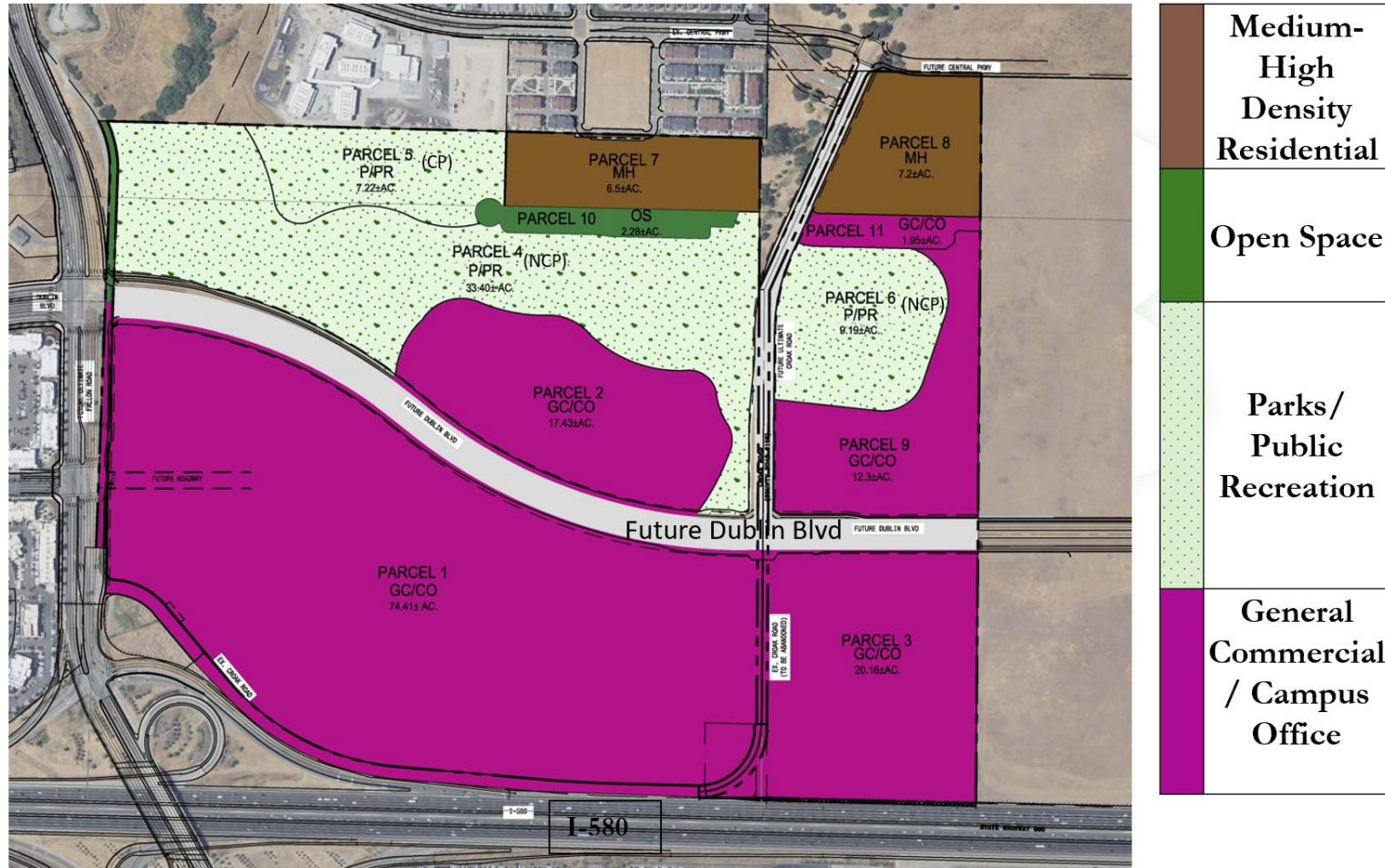
- 2005 - City Council adopted Ordinance No. 32-05 amending the GP and EDSP for Fallon Village including, amending adopting Planned Development (PD) zoning with Stage I Development Plan establishing regulations for allowed land uses



# General Plan and EDSP

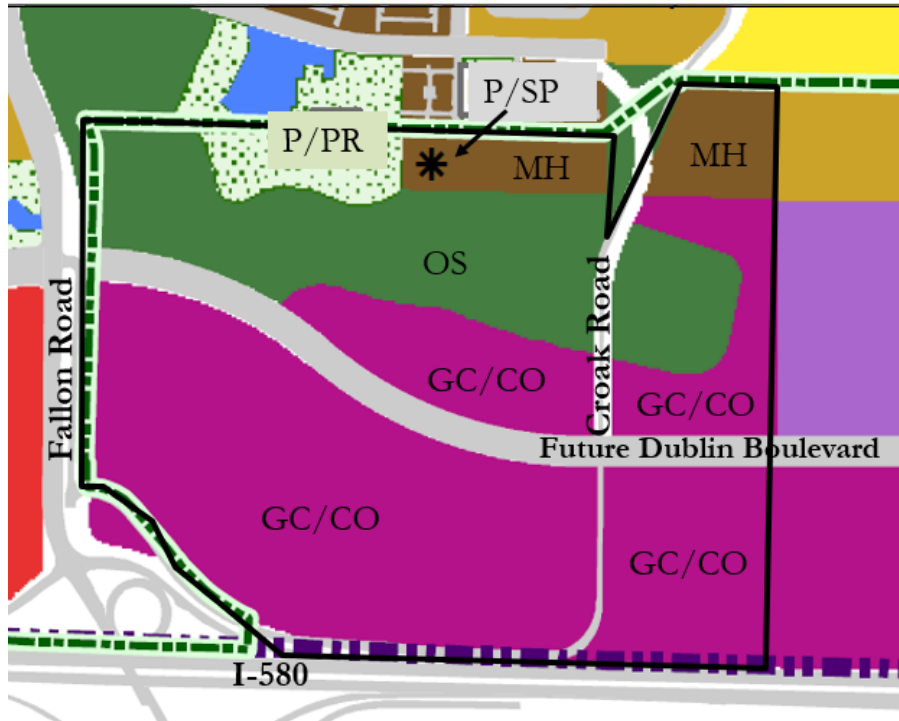


# Proposed Project



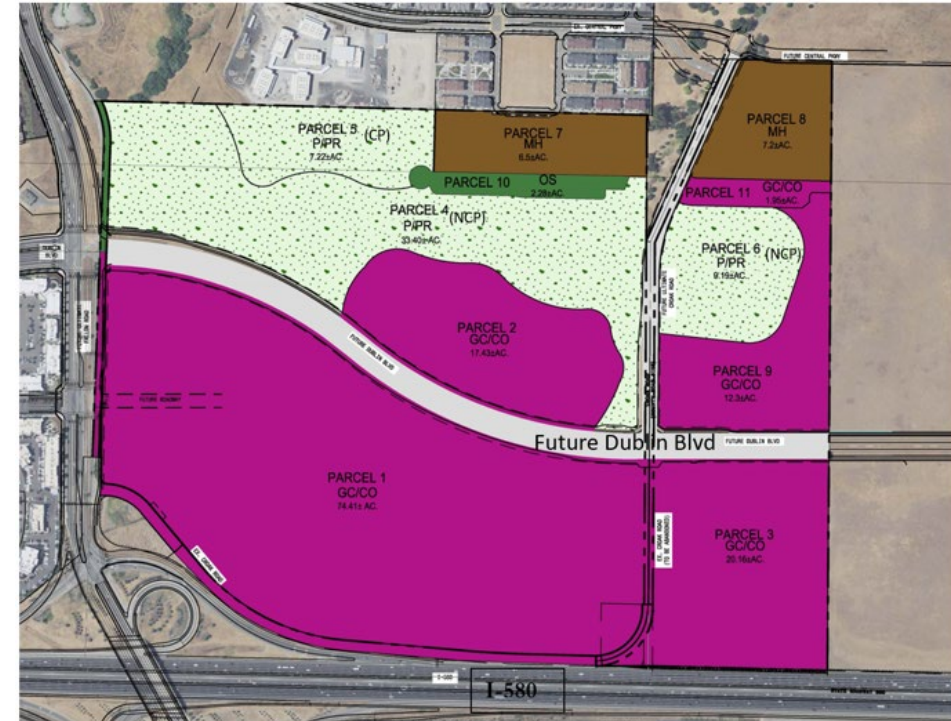
# General Plan and EDSP Amendment

Existing



*	Public/Semi Public
	Medium-High Density Residential
	Open Space
	Parks/Public Recreation
	General Commercial/Campus Office

Proposed



	Medium-High Density Residential
	Open Space
	Parks/Public Recreation
	General Commercial / Campus Office



# Vesting Tentative Tract Map



# Vesting Tentative Tract Map



Residential  
Parcels



Parcel 7  
128 units  
19.7 du/ac

Parcel 8  
110 units  
15.3 du/ac



# Planned Development Rezone

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- Planned Development Ordinance No.32-05
  - Fallon Village (2005)
  - Stage I Development Plan
- Proposed Rezone
  - Stage 2 Development Plan for Residential Only
  - Amendments to stage I Development Plan



# Planned Development

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## Stage 2 Development Plan for Residential Only:

- Attached Multi-Family: Townhomes, Condominiums
- Setbacks
- Parking
- Height Limit of three stories or 40 Feet



# PD- Architectural Standards

- Traditional Farmhouse
- Modern Farmhouse
- Contemporary
- Contemporary Spanish
- Modern French Country



# PD- Landscape Criteria

- Plant Palette
- Fencing Design
- Monument Entry Sign
- Street Lighting



# Inclusionary Housing

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The project shall comply with the Inclusionary Zoning Regulations (Chapter 8.68) for the provision of affordable housing as a residential development of 20 units or more.

Options:

- Provide 30 Affordable units onsite
- In-Lieu Fee (40%) and 60% onsite units



# Next Steps

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- Complete Project Review/ CEQA Review
- Planning Commission
- City Council
- Stay Informed
  - Sign Up for “Notify Me” for Development Projects
  - Dublin Fallon 580 Project Interested Parties List

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# Questions

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